

traffic and safety problems. The American-Efird plant and the new Carolina Mills and Rex Knitting operations are prime examples of good industrial development.

In summary, the major barrier to land use in Maiden has apparently been the railroad, and except for a unified central business district possibilities it has not held back growth to a great extent. The overall terrain provides sufficient variety for residential growth in particular, with still much land available that would be level enough for industrial, commercial and most other urban-type uses. Problems with the existing development will be discussed in the next section.

LAND USE PROBLEMS

The scattered commercial activity or "strip development" is one of the major problems in the land use of the Maiden planning area -- the disadvantages of such development being many. Scattered businesses, for example, lack the convenience of having most of the shops in a central area where shoppers can park and walk to stores without moving their automobiles and finding another parking place; traffic safety is hindered -- offering more places for conflict between pedestrians and automobiles and automobiles with each other at the entrances and exits of scattered development; incompatible land use is more likely -- bringing heavier traffic and flashing lights in conflict with residential areas or other business operations; and the overall community attractiveness is generally affected, due to many